



**CASCAP, Inc.**  
Creating Communities of Dignity

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By fax and mail

April 8, 2003

Brooke K. Lipsitt  
President  
Honorable Board of Alderman  
City of Newton  
1000 Commonwealth Avenue  
Newton, MA 02459

RE: Nonantum Village Place  
241 Watertown Street, Newton, MA

Dear President Lipsitt,

This letter is to clarify information requested at the Board of Alderman meeting Monday, April 7, 2003 regarding

- o if there is a preference for Newton residents, and
- o what the terms of the CPA funds will be.

Nonantum Village Place (NVP) is a \$6.2 million development of thirty-five units of affordable, elderly housing. Primary funding is through the U.S. Dept. of Housing and Urban Development (HUD) 202 program for Supportive Housing for Frail Elders. At Nonantum Village Place, we will have a site-specific tenant selection policy and will follow the Newton Housing Authority's federal tenant selection policy that has a preference for Newton residents and veterans. HUD will review our proposed tenant selection plan to ensure that it is in keeping with the local Housing Authority plan.

Under the HUD 202 program, all funds must be structured as either grants or deferred, forgivable debt. CASCAP has agreed to the CPA request of structuring the funds as deferred, forgivable debt. The CPA funds will be secured with a mortgage, and the property will be subject to a recorded, affordability restriction agreement for *in perpetuity*. As there are other affordable housing lenders contributing to Nonantum Village Place, there will be multiple agreements restricting the use of the property to affordable housing.

Please do not hesitate to call me with any questions you may have at 617-492-5559.

Sincerely

Michael Haran  
Executive Director